

When recorded return to:

City of Goodyear
City Clerk / KGR
1900 N. Civic Square
Goodyear, Arizona 85395

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

GRANTOR:

**Squaw Peak Goodyear LLC, an Arizona
limited liability company**

GRANTEE:

**CITY OF GOODYEAR, an Arizona
municipal corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Squaw Peak Goodyear LLC, an Arizona limited liability company** ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, an Arizona municipal corporation**, ("Grantee"), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2023.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:
SQUAW PEAK GOODYEAR, LLC
an Arizona limited liability company

BY: _____
Thomas Palmer

ITS: Manager

State of _____)
)ss.
County of _____)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this ____ day of _____, 2023 by Thomas Palmer, the Manager of SQUAW PEAK GOODYEAR, LLC, on behalf of said entity.

Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona municipal corporation, the ____ day of _____, 2023.

By: _____
Joe Pizzillo

Title: Mayor

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this ____ day of _____, 2023 by Joe Pizzillo, as Mayor of the CITY OF GOODYEAR, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"

LEGAL DESCRIPTION
RIGHT-OF-WAY
APN 500-10-688B

A portion of Lot 2, Minor Land Division for Goodyear Airport Commons, as recorded in book 1450, page 8, records of Maricopa County, located in the Northeast quarter of Section 8, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows;

Commencing at the Northeast corner of said Section 8, a found brass cap in handhole at the intersection of Van Buren Street and Bullard Avenue, from which a found brass cap flush being the North quarter corner of said Section 8 bears North 89 degrees 26 minutes 22 seconds West (basis of bearing), a distance 2604.89 feet;

Thence South 00 degrees 49 minutes 45 seconds West, along the East line of said Section 8, a distance of 148.68 feet;

Thence departing said East line, North 89 degrees 10 minutes 15 seconds West, a distance of 73.00 feet to a point on the West right of way line of said Bullard Avenue and the **POINT OF BEGINNING**;

Thence along said West right of way line the following three (3) courses;

South 00 degrees 49 minutes 45 seconds West, a distance of 39.53 feet;

South 89 degrees 10 minutes 15 seconds East, a distance of 40.00 feet;

South 00 degrees 49 minutes 45 seconds West, a distance of 516.31 feet, to the Southeast corner of said Lot 2;

Thence South 89 degrees 42 minutes 23 seconds West, along the South line of said Lot 2, a distance of 32.01 feet;

Thence departing said South line, North 00 degrees 49 minutes 45 seconds East, a distance of 410.03 feet;

Thence North 14 degrees 34 minutes 26 seconds West, a distance of 54.59 feet;

Thence North 00 degrees 49 minutes 45 seconds East, a distance of 52.45 feet;

Thence North 09 degrees 45 minutes 35 seconds East, a distance of 41.87 feet to the **POINT OF BEGINNING.**

Containing 17,823.17 square feet, 0.4092 acres, as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT "A"

(BASIS OF BEARING)

N89° 26' 22"W 2604.89'

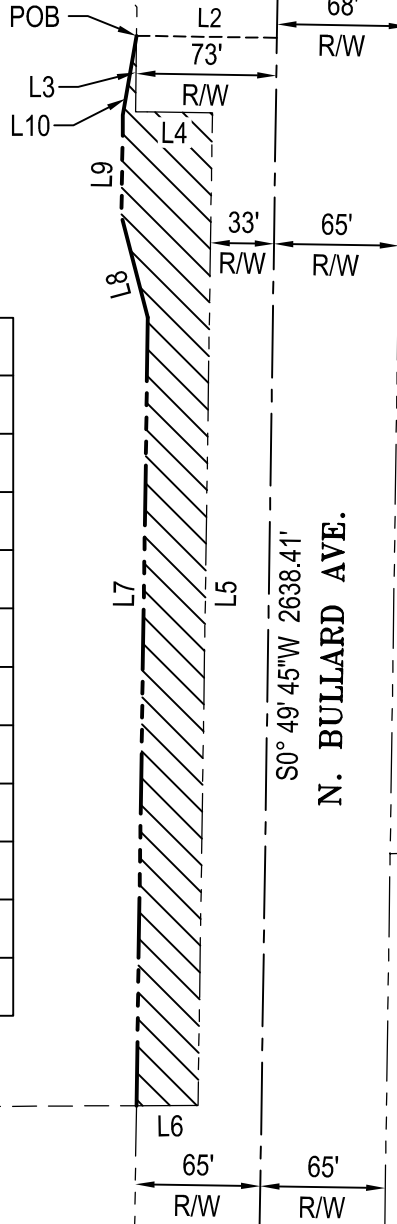
W. VAN BUREN ST.

NE COR SEC 8, T.1N, R.1W
FOUND BRASS CAP IN HANDHOLE
POINT OF COMMENCEMENT

N 1/4 COR SEC 8, T.1N, R.1W
FOUND BRASS CAP FLUSH

APN 500-10-688B
SQUAW PEAK GOODYEAR LLC
LOT 2, BK. 1450, PG. 8, MCR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00° 49' 45"W	148.68'
L2	N89° 10' 15"W	73.00'
L3	S00° 49' 45"W	39.53'
L4	S89° 10' 15"E	40.00'
L5	S00° 49' 45"W	516.31'
L6	S89° 42' 23"W	32.01'
L7	N00° 49' 45"E	410.03'
L8	N14° 34' 26"W	54.59'
L9	N00° 49' 45"E	52.45'
L10	N09° 45' 35"E	41.87'



APN 500-10-857
PEAK REALTY INVESTMENT 2 LLC

APN 500-10-858
PEAK REALTY INVESTMENT 2 LLC

E 1/4 COR SEC 8,
T.1N, R.1W
CALCULATED

LEGEND

- EXISTING MONUMENT LINE
- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- NEW R/W LINE
- NEW R/W
- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH



SCALE: NTS



TRACE
CONSULTING

TC# 221102, DATE: 05/11/2023